

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
NW/S Butler Road, 4500 ft. SW  
of c/l Falls Road \* ZONING COMMISSIONER  
2800 Butler Rd. (Tinsley Property)  
5th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Stephen S. Bisbee \* CASE No. 96-252-SPH  
Petitioner

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the parcel known as the Tinsley Farm, in the Glyndon section of Baltimore County. The Petitioner, identified on the Petition as Stephen F. Bisbee, Contract Purchaser, seeks special hearing relief to approve a lot reconfiguration and non-density transfers within the overall tract zoned R.C.2. The subject property, which is located within the Worthington Valley, is more particularly shown on Petitioner's Exhibit No. 1, the three page plan to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Stephen F. Bisbee and Karen Bisbee, his wife, Contract Purchasers. Also present was Michael E. Roche, Esquire, an attorney from Equity Title Company, Inc. Also present in support of the Petition was Karroll Kershner, a resident of the subject property and Michael Maguire, a consultant from Daft, McCune and Walker. Mr. Maguire's firm prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants present, however, John Bernstein, Executive Director of The Valleys Planning Council, appeared at the hearing.

The Tinsley property, also known as God's Acre Farm, is located on the north side of Butler Road in the rural Worthington Valley area. The property is presently owned by the Estate of Mr. Tinsley under contract of sale to Mr. and Mrs. Bisbee. The subject property is identified on the site plan as containing three separate and identifiable parcels. These parcels are identified as parcel No. 2 (approximately 5 acres in area), parcel No. 3

ORDER RECEIVED FOR FILING

Date

By

2/12/96  
J. H. H. H.

MICROFILMED

(approximately 45 acres in area), and parcel No. 7 (approximately 36 acres in area). Cumulatively, the parcels comprise about 86 acres. The parcels contain significant frontage on Butler Road, not far from the intersection of Falls Road and Butler Road.

Counsel for the Petitioner submitted a letter from Mr. Roche confirming the results of his title search (Petitioner's Exhibit No. 2A). Mr. Roche examined the Land Records of Baltimore County and concluded that Mr. Tinsley and his wife, now both deceased, acquired the subject parcels in March of 1955. At that time, Mr. and Mrs. Tinsley acquired approximately 175 acres. Over the intervening years, a number of parcels were sold off, however, as of November 26, 1979, Mr. Tinsley and his wife owned the three separate parcels identified above. There have been no conveyances or subdivisions since November of 1979. Mr. Roche's testimony was dispositive in establishing the state of the property's title on November 26, 1979. That date is significant in that same is when the R.C. zoning classification was adopted in Baltimore County. Thus all rights of subdivision and density are established based on the title of the property as of that date.

Under the applicable zoning regulations, each R.C.2 lot between 2 and 100 acres can be divided once so as to create building two building lots. Therefore, the cumulative property can be subdivided so as to create six building lots.

The present and historic use of the property indicates that the site presently supports several dwellings. The main house is located on the northern portion of the property on parcel 7. Parcel 7 also contains a house which is occupied by Mr. Kershner. Mr. Kershner maintains the entire property and supervises much of the agricultural activity which occurs thereon. A third house is situated on parcel 2. This is an existing two

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Date

By

story dwelling with a detached garage. The fourth house, also situated on parcel No. 7, is an existing one story block house.

It is clear that of the six rights of subdivision, (known as density units in the D.R. zone) four have been utilized. That is, under law, the Petitioner could subdivide the entire property to create two additional units. However, the testimony of Mr. Bisbee was that he does not wish to add residences to the property. He and his wife recognize that this property is a landmark residential/agricultural farm which should be preserved and continue to be used for agricultural purposes. The Petitioner should be applauded for his efforts in retaining the property in its present condition.

Although no additional construction is contemplated, the Petitioner does wish to adjust lot lines and reconfigure the lot lines of the three parcels which comprise the overall tract. A step by step explanation of the proposed reconfiguration is shown on page 3 of the site plan. Primarily, the purpose of the reconfiguration is to establish a lot for each of the existing dwellings. When completed, the main house will be situated on a lot which will comprise approximately 45 acres. The small block building will be situated on a lot containing 4.78 acres. The tenant house, occupied by Mr. Kershner, will be on a lot of 7.70 acres. The fourth house, with a detached garage, will be on a lot of 4.46 acres. The balance of the parcel, to be identified as parcel 3, will be approximately 25 acres. The Petitioner contemplates placing this lot in a State/local sponsored agricultural easement program to preserve the character of the property in perpetuity.

The plan, as shown in stages on page 3 of the site plan, is entirely appropriate. Moreover, the plan enjoys the support of Mr. Bernstein, from the Valleys Planning Council. Also, Zoning Plans Advisory Committee comments were received relative to the Petition. These agencies support the

project. A particularly relevant comment was received from Wally Lippincott of the Office of Planning. Mr. Lippincott's formula for reaching the Petitioner's goal is slightly different than that proposed by the Petitioner. However, the end result will be the same in that the Petitioner is proposing a guarantee that the area of prime and productive agricultural soils will be protected and no further development will occur on the property.

Based on the uncontradicted testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. There is no evidence that the proposed reconfiguration of the lot lines will be detrimental to the health, safety or general welfare of the surrounding locale. To the contrary, this is an appropriate protection of the site and presents an opportunity to preserve the existing agricultural conditions. However, to facilitate the spirit and intent of the plan and to accommodate the Petitioner's pending settlement for the acquisition of the property, an appropriate restriction will be added to the relief granted herein.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12<sup>th</sup> day of February, 1996 that, pursuant to the Petition for Special Hearing, approval a lot reconfiguration and non-density transfers within the overall tract zoned R.C.2, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Within 90 days from the date of this Order, the Petitioner shall enter into a legally binding agreement which will restrict the future development of parcel No. 3 to no further dwellings or building lots. Such restrictions shall not prohibit the existing use of the parcel or the construction of buildings or structures relating to the existing use or agricultural use of parcel No. 3.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

2/12/96

By

M. Noah

IN THE MATTER OF  
THE APPLICATION OF  
STEPHEN F. BISBEE FOR SPECIAL  
HEARING RELIEF ON PROPERTY  
LOCATED ON THE NORTHWEST SIDE  
BUTLER ROAD, 4500' SOUTHWEST  
OF CENTERLINE FALLS ROAD  
(2800 BUTLER ROAD /TINSLEY  
PROPERTY)  
5TH ELECTION DISTRICT  
3RD COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 96-252-SPH  
\*

\* \* \* \* \*

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Zoning Commissioner dated February 12, 1996 in which Petitioner's request for special hearing relief was granted, subject to restrictions.

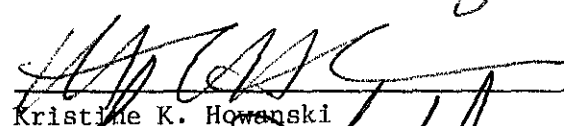
WHEREAS, the Board is in receipt of a withdrawal of appeal filed by Keith R. Truffer, Esquire, on behalf of Rufus M.G. Williams, Appellant /Protestant, filed April 9, 1996 (a copy of which is attached hereto and made a part hereof); and


WHEREAS, said Counsel for Appellant requests that the appeal filed in this matter be dismissed as of April 9, 1996;

IT IS HEREBY ORDERED this 18th day of April, 1996 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

  
Robert O. Schuetz

  
Kristine K. Howanski

  
Lawrence M. Stahl

MICROFILMED



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

April 18, 1996

Keith R. Truffer, Esquire  
ROYSTON, MUELLER, MCLEAN & REID  
102 W. Pennsylvania Avenue  
Suite 600  
Towson, MD 21204-4575

RE: Case No. 96-252-SPH  
Stephen F. Bisbee -Petitioner

Dear Mr. Truffer:

Enclosed please find a copy of the Order of Dismissal issued  
this date by the County Board of Appeals of Baltimore County  
in the subject matter.

Very truly yours,

*Charlotte E. Radcliffe for*  
Kathleen C. Bianco  
Administrative Assistant

encl.

cc: Rufus M.G. Williams  
Robert A. Hoffman, Esquire  
Stephen F. Bisbee  
John Bernstein, Executive Director  
The Valleys Planning Council  
People's Counsel for Baltimore County  
Pat Keller  
Lawrence E. Schmidt  
W. Carl Richards, Jr. /PDM  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM

MICROFILMED



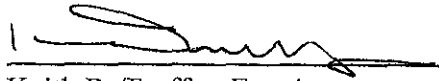
11 9-96

IN RE: PETITION FOR HEARING	*	BEFORE THE
NW/S Butler Road, 4500 ft. SW		
of c/l Falls Road	*	ZONING COMMISSIONER
2800 Butler Rd. (Tinsley Property)		
5th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
Stephen S. Bisbee	*	CASE NO. 96-252-SPH
Petitioner		

\*\*\*\*\*

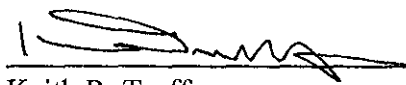
**WITHDRAWAL OF APPEAL**

Appellant/Protestant Rufus M.G. Williams withdraws his appeal filed in this matter.

  
 Keith R. Truffer, Esquire  
 Royston, Mueller, McLean & Reid, LLP  
 Suite 600  
 102 West Pennsylvania Avenue  
 Towson, Maryland 21204  
 (410) 823-1800  
 Attorney for Appellant/Protestant

**CERTIFICATE OF SERVICE**

I hereby certify that on this 9th day of April, 1996 a copy of the foregoing Withdrawal of Appeal was mailed by first class mail, postage prepaid, to Robert A. Hoffman, Esquire, at 210 Allegheny Avenue, Towson, Maryland 21204.

  
 Keith R. Truffer

83  
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13  
23  
04

ROYSTON, MUELLER,  
 MCLEAN & REID  
 SUITE 600  
 102 W PENN AVE  
 TOWSON, MARYLAND  
 21204-4575  
 823-1800

MICROFILMED



ROYSTON, MUELLER, MCLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

(410) 823-1800

TELECOPIER FAX (410) 828-7859

R. TAYLOR MCLEAN  
E. HARRISON STONE  
THOMAS F. McDONOUGH  
EUGENE W. CUNNINGHAM, JR.  
LAUREL PARETTA EVANS  
KEITH R. TRUFFER  
ROBERT S. HANDZO  
EDWARD J. GILLISS  
C. LARRY HOFMEISTER, JR.  
JOHN W. BROWNING

CHRISTINE J. SAVERDA  
AARON J. VELLI  
LAURENCE ANNE RUTH

OF COUNSEL

RICHARD A. REID  
CHARLES F. STEIN III, P. C.  
H. EMSLIE PARKS

COUNSEL EMERITUS  
H. ANTHONY MUELLER

CARROLL W. ROYSTON  
1913-1991

April 9, 1996

BY HAND DELIVERY

Kathleen C. Bianco, Administrative Assistant  
County Board of Appeals  
Room 49, Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: Tinsley Property;  
Petition for Variance - 96-252-SPH;

Dear Mr. Jablon:

Please accept the enclosed Withdrawal of Appeal in this matter.

Thank you for your cooperation in this matter.

Sincerely,

*Keith R. Truffer / sds*

Keith R. Truffer

KRT/s

cc: Mr. Robert Hoffman  
cc: Mr. Rufus M. G. Williams

MICROFILMED

IN RE: PETITION FOR SPECIAL  
HEARING  
NW/S Butler Road, 4500 ft.  
SW of c/l Falls Road  
2800 Butler Rd.(Tinsley Prop.)  
5th Election District  
3rd Councilmanic District  
Stephen S. Bisbee  
Petitioner

\*  
\*  
\*  
\*  
\*


BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 96-252-SPH

\*\*\*\*\*

NOTICE OF APPEAL

On behalf of Mr. Rufus M. G. Williams, please enter an Appeal in this case to the County Board of Appeals of Baltimore County. The Appeal is taken as to: (a) the Findings of Fact and Conclusions of Law of the Zoning Commissioner dated February 12, 1996 and; (b) Letter of the Zoning Commissioner Lawrence E. Schmidt dated February 29, 1996 to Robert A. Hoffman, Esquire, amending the Zoning Commissioner's prior Order. The named Appellant is:

Mr. Rufus M. G. Williams  
3012 Butler Road,  
Glydon, Maryland 21071

  
KEITH R. TRUFFER  
Royston, Mueller, McLean & Reid  
Suite 600  
102 West Pennsylvania Avenue  
Towson, Maryland 21204  
(410) 823-1800  
Attorney for Appellant

cc: Robert A. Hoffman, Esquire

3/13/96 92-1110  
f  
ROYSTON, MUELLER, MCLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

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CHRISTINE J SAVERDA

AARON J. VELLI

LAURENCE ANNE RUTH

OF COUNSEL

RICHARD A REID

CHARLES F STEIN III, P C

H EMSLIE PARKS

COUNSEL EMERITUS

H ANTHONY MUELLER

CARROLL W. ROYSTON

1913 1991

R. TAYLOR MCLEAN  
E. HARRISON STONE  
THOMAS F MCDONOUGH  
EUGENE W. CUNNINGHAM, JR.  
LAUREL PARETTA EVANS  
KEITH R. TRUFFER  
ROBERT S HANDZO  
EDWARD J GILLISS  
C LARRY HOFMEISTER, JR.  
JOHN W BROWNING

March 12, 1996

BY HAND DELIVERY

Mr. Arnold Jablon  
Director of Zoning Administration  
Baltimore County Zoning Office  
111 West Chesapeake Avenue, Room 109  
Towson, Maryland 21204

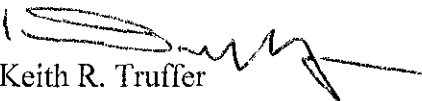
Re: Tinsley Property;  
Petition for Variance - 96-252-SPH.

Dear Mr. Jablon:

Please accept the enclosed Notice of Appeal in this matter. A check in the amount of \$75. is enclosed to cover the costs of filing the appeal.

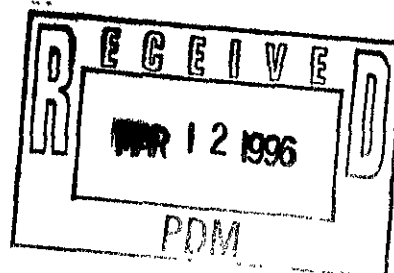
Thank you for your cooperation in this matter.

Sincerely,

  
Keith R. Truffer

KRT/s

cc: Mr. Robert Hoffman  
cc: Mr. Rufus M. G. Williams



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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 13, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 96-252-SPH  
Petition for Special Hearing  
Property: 2800 Butler Road, Glyndon  
Stephen F. Bisbee, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
encl.

c: Mr. Stephen F. Bisbee  
c: Mr. John Bernstein, Director, The Valleys Planning Council, Inc.

MICROFILMED





# Petition for Special Hearing

76-252-SFH

## to the Zoning Commissioner of Baltimore County

for the property located at

2800 Butler Road, Glyndon, MD 21701

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a lot reconfiguration and non-density transfers all in an RC-2 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Stephen F. Bisbee

(Type or Print Name)

X *Stephen F. Bisbee*

Signature

Suite 800

250 West Pratt Street

Address

Baltimore, Maryland 21201

City

State

Zipcode

Legal Owner(s):

Attorney for Petitioner.

Robert A. Hoffman

(Type or Print Name)

*Robert A. Hoffman*

Signature

Venable, Baetjer & Howard, LLP

210 Allegheny Avenue

Address

Towson, Maryland 21204

Phone No.

494-6262

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Robert A. Hoffman, Esquire

Name 210 Allegheny Avenue

Towson, Maryland 21204

494-6262

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

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**DROP-OFF**  
**No REVIEW**  
**12/27/95**  
**KCR**



96-253-SF 14

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

District 5th Date of Posting 1/19/96  
Posted for: Special Hearing  
Petitioner: Stephen F. Disbee  
Location of property: 2800 Bultor Rd.  
Location of Signs: Facing road way on property being zoned  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 1/22/96  
Number of Signs: 1

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**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-252-SPH  
(Item 253)

2800 Butler Road - Tinsley

Property

NW/SE Butler Road, 4500'

SW of Old Falls Road

5th Election District

3rd Councilmanic

Petitioner(s):

Stephen F. Bisbee

**Special Hearing:** to approve a lot reconfiguration and non-density transfers.

Hearing: Wednesday, February 7, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

1/14/96 Jan. 18. C25539

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/18, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/18, 1996.

THE JEFFERSONIAN,

*A. Henricson*

LEGAL AD. - TOWSON

**PRINTED**

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BALTIMORE C NTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 00000

DATE 03-14-96 ACCOUNT 1001-7/20

AMOUNT \$ 75.00

RECEIVED BOYSTON, MUELLER, McLEAN & REID, LLP  
FROM: 102 W. PA. AVE. TOWSON MD 21204-4575

FOR: Appeal Petition for Special Hearing

7705 LEX RD PERKY  
1050 # 96-256-SPH 2800 BUTLER RD

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

96-252-SRH

No.

013432

DROP-OFF; NO REVIEW  
ITEM #253

DATE 12/27/95 ACCOUNT 001-6150

AMOUNT \$ 285.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

#040 - SPECIAL HEARING  
#080 - SIGN POSTING

FOR: 2800 Butler Road  
01A00#0089MICHRC \$285.00  
BA 0009#04AM12-28-95

VALIDATION OR SIGNATURE OF CASHIER

**MICROFILMED**

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

013454

drop-off no review

DATE 1/29/96 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

#110 - REVISIONS  
Revised Plans & Descriptions - #253  
2800 Butler Road

FOR: 01A00#0018MICHRC \$100.00  
BA 0009#07AM01-30-96

VALIDATION OR SIGNATURE OF CASHIER

**MICROFILMED**

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CERTIFICATE OF POSTING**

**SENIOR DEPARTMENT OF BALTIMORE COUNTY**

**Towson, Maryland**

96-252-SPH

District 5th

Date of Posting 3-21-96

Posted for: Appeal

Petitioner: Stephen S. Bisbee

Location of property: 2800 Britton Rd

Location of Sign: \_\_\_\_\_

Remarks: \_\_\_\_\_

Posted by Mark Gant  
Signature

Date of return: \_\_\_\_\_

Number of Signs: 1

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TO: PUTUXENT PUBLISHING COMPANY  
January 18, 1996 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, MD 21204  
494-6201

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-252-SPH (Item 253)  
2800 Butler Road - Tinsley Property  
NW/S Butler Road, 4500' SW of c/l Falls Road  
5th Election District - 3rd Councilmanic  
Petitioner: Stephen F. Bisbee

Special Hearing to approve a lot reconfiguration and non-density transfers.

HEARING: WEDNESDAY, FEBRUARY 7, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-252-SPH (Item 253)  
2800 Butler Road - Tinsley Property  
NW/S Butler Road, 4500' SW of c/l Falls Road  
5th Election District - 3rd Councilmanic  
Petitioner: Stephen F. Bisbee

Special Hearing to approve a lot reconfiguration and non-density transfers.

HEARING: WEDNESDAY, FEBRUARY 7, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Stephen F. Bisbee  
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 31, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No.: 253  
Case No.: 96-252-SPH  
Petitioner: Stephen F. Bisbee

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   January 24, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 253 and 262

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Cary L. Kerns*

PK/JL

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Jan. 26, 1996  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for January 22, 1996  
Items 253, 254, 257, 258, and 259  
and Case 96-169 SPH

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 01/17/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 253, 254, 255, 256, 257,  
258, 259, 260, 261, 263 AND 264.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILMED

cc: File



Printed with Soybean Ink  
on Recycled Paper





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

1-16-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 253 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 128 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 17, 1996

96-252

Robert A. Hoffman, Esquire  
Venable, Baetjer, & Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Preliminary Petition Review (Item #253)  
2800 Butler Road  
5th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. The signature/address block for legal owner has been removed from the petition form and no owner information or signature is provided. Staff is unable to determine how this request can be granted without the legal owner's involvement on the petition forms.
2. As this is a subdivision of agricultural land with more than one principal structure upon it, compliance with Policies A-17, RM-19, and Section 404.2 of the policy manual (enclosed) must be established.
3. The subdivision history on the plan, though detailed, does not relate to an overall density plan showing the 7 referenced parcels. Staff is unable to confirm zoning density information accuracy (and BCZR density compliance) without such an overall plan.

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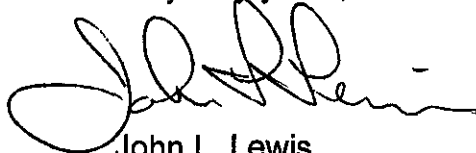


Robert A. Hoffman, Esquire  
January 17, 1996  
Page 2

4. This plan must also clearly relate to the parcel history (with acreages included) and show the existing and proposed subdivision lines and parcel/lot acreages.
5. Reference is made to zoning policy RSD-10, which requires the following:
  - A. A scaled site plan showing the boundaries of the parcel as they were on November 25, 1979 with the zone line plotted upon it. (Deeds that support these boundary lines must also accompany the site plan.)
  - B. Drawings showing any changes in boundary and/or ownership since that time.
  - C. All deeds recorded that show change in boundaries or ownership.
  - D. A letter stating the devolution of title and what is being requested.
  - E. Drawings should be color-coded to match accompanying deed.
  - F. All of the above should be signed and sealed by a surveyor, engineer or title attorney.
6. The #11 call in the zoning description does not agree with the plan metes and bounds.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis  
Planner II  
Zoning Review

JLL:scj

Enclosures

c: Zoning Commissioner

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #253 - Tinsley Property  
2800 Butler Road  
Zoning Advisory Committee Meeting of January 16, 1996

February 6, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Agricultural Preservation Program

This property is zoned RC-2 and has prime and productive soils on the property. The plan was reviewed for meeting the RC-2 zoning regulations regarding agricultural uses and the prime and productive soils regulations and policies (Section 277.c., Baltimore County Code 1988, as amended). Additionally, this property is in a Baltimore County Agricultural Preservation Area and adjacent to extensive lands in permanent preservation.

This request can be supported if the conditions below are met. An explanation for these conditions is provided:

1. Transfer of density from Parcel 2 to Parcel 7 for the purpose of creating a lot does not provide for the protection of agricultural resources and should be denied. Instead, the transfer of a density unit from Parcel 3, which is in agricultural use and has significant prime and productive soil resources, can be supported.
2. Specify the use of the second dwelling on the remaining "farm parcel." It is recommended that a request be made for a guest house rather than a tenant house.
3. No additional houses are to be constructed on Parcel 7.
4. The "southern most" lot line for the 1-story block house should be limited to just beyond the septic reserve area (see attachment).

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Transfer of density from Parcel 2 to Parcel 7 does not further the protection of agricultural resources or promote the purposes of the RC-2 zone for two reasons. First, parcel 2 is small and subdivision of this parcel into two lots would have little impact on any agricultural resources. Second, the transfer of this density unit to the "farm property" for the purposes of subdividing off an existing accessory building does not promote agricultural protection.

A transfer of density unit from Parcel 3 to Parcel 7 can be supported because this action would foster the protection of agricultural resources by removing the potential development of additional agricultural land. The transfer to an existing dwelling and subdivision of a limited area around that dwelling would be preferable to placing a new dwelling on undisturbed agricultural resources.

Parcel 7 has four dwellings on the property. The proposed request would result in leaving two dwellings. RC-2 regulations provide for only one primary dwelling on a property. A request should be made for approval of the second house as a guest house due to the fact that the agricultural land is leased with little to no onsite farm management.

In addition, a condition should be imposed to prohibit any additional dwellings on the "farm property." If in the future there is a need for a tenant, the guest house use can be converted to accommodate a tenant use. Additional development of houses on this site should not be permitted.

A condition for approval is that Parcel 2 remain in the configuration as approved by DRC #12115J. It is recommended that the "southern" lot line for the Existing 1-Story Block House be limited to just below the septic reserve area as shown on the attached drawing. The prime and productive soil policies provide for limiting lots to small size and keeping the original parcel in as large a size as possible to maintain the agricultural potential of the property. Approval of the proposed configuration would conflict with the prime and productive soil policies.

JLP:DL:WL:sp

TINSLEY/DEPRM/TXTSBP

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 14, 1996

Robert A. Hoffman, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, MD 21204

96-252

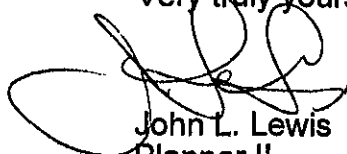
RE: Preliminary Revision Review (Item #53)  
2800 Butler Road  
5th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis  
Planner II  
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 29, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 W. Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Case No. 96-252-SPH  
Property: 2800 Butler Road, Glyndon  
Stephen F. Bisbee, Petitioner

Dear Mr. Hoffman:

I have recently been advised by Ms. Kate Milton of the Office of Permits and Development Management of a complication which has arisen during her review of the minor subdivision plan regarding the above captioned property. As you will recall, I issued a written opinion and Order on February 12, 1996 granting special hearing relief for the subject property.

Within the opinion and Order issued, I identified four dwellings existing on the property. These included the main house, which is located on the northern portion of parcel 7, and the house occupied by the caretaker, Mr. Kershner, on the northern portion of parcel 7. Also identified was a two story dwelling with a detached garage on parcel 2 and an existing one story block on parcel No. 7. I approved the reconfiguration of lots and non-density transfers as requested on the site plan.

During her review of the minor subdivision, Ms. Milton identified the guest house, located immediately adjacent to the main house, and has questioned the effect of that structure on the plan. Obviously, if considered a principal dwelling, it could not be located on the same lot as other dwellings. Moreover, if considered an accessory structure, it appears from the photographs to be in need of a variance for its height or a designation of nonconforming.

In my judgment, resolution of this issue does not mandate an additional hearing or amendment to the Order. The guest house is shown on the plans with photographs submitted and was briefly discussed at the hearing.

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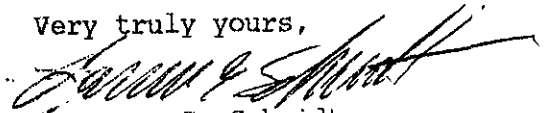


Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
February 28, 1996  
page 2.....

In order to resolve this issue, I will insert this letter in the case file identifying the guest house as an accessory use with an apparent nonconforming height. The testimony and evidence presented is that the improvements which are located on the property have been there for many years. Moreover, the guest house can only be used in that capacity and may not be converted to a principal dwelling. To ensure that the guest house remains accessory, it may only be used for guests or a household employee such as a nanny or caretaker and may not be rented for profit.

Lastly, this letter should not be considered as a waiver from compliance with the County's minor subdivision requirements for either this or other cases. I am resolving the issues properly raised by Ms. Milton in this manner due to the unusual nature of this case and the manner in which these issues have been brought to my attention.

Very truly yours,



Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

c: Kate Milton, Office of Permits & Dev. Mge.  
c: case file

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# **TINSLEY PROPERTY**

## **96-015-M**

2nd Review

Plan Date: 1/18/96


Comments Due: ASAP

Comments Date: 3/11/96

Comments Typed: 3/12/96

On proposed lot 2-2, the dwelling is being supported by an off-site septic area. This was not addressed in zoning case #96-252-SPH or on the first review plan. Prior to this office being able to approve this proposal, you will be required to obtain either a variance from Sections 101 and 400 or a special hearing to allow an off-site support area (septic) and to allow that septic area to be located partially on a non-density parcel.

Any requests for further information from the Zoning Office must include a reference to the minor subdivision file #96-015-M and written correspondence or revised plans must be accompanied by a copy of these comments.

  
\_\_\_\_\_  
CATHERINE A. MILTON  
Planner I

CAM:scj

c: #96-252-SPH

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11 March 96

# 2ND REVIEW

96-015-M  
TINSLEY PROPERTY

OPZ - ERV McDaniel (JAKE)

PDM-ZR - KATE MILTEN

PDM-DPR - Herb Oberc

PDM-RE - Shirley Murphy (WALT)

DPRM - Bruce SEELEY (LOTT)

DEPRM - David Lykens

Developer's Engineer is Requesting  
a Review A.S.A.P. as settlement  
is scheduled for Monday 18 March  
1996. Two week Normal Review  
is the 25th. Approved

Attach any additional Comments  
OR sign approval and  
Return to:

Kate Milten  
M.S. 1105

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Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

March 15, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

Re: Petition for Special  
Hearing  
NW/S Butler Road  
4500 ft. SW of  
c/l Falls Road  
2800 Butler Road  
(Tinsley Property)  
5th Election District  
3rd Councilmanic District  
Stephen Bisbee-Petitioner  
Case No. 96-252-SPH

Dear Mr. Hoffman:

Please be advised that an appeal of the above-referenced case was filed in this office on March 12, 1996 by Keith R. Truffer, Esquire, on behalf of Rufus M. G. Williams. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals, "Board".

If you have any questions concerning this matter, please do not hesitate to contact the Board at 887-3180.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the typed name.

ARNOLD JABLON  
Director  
Department of Permits and  
Development Management

AJ:nmn

c: People's Counsel  
John Bernstein

MICROFILMED



APPEAL

Petition for Special Hearing  
NW/S Butler Road, 4500 ft. SW  
of c/l Falls Road  
2800 Butler Road (Tinsley Property)  
5th Election District - 3rd Councilmanic District  
Stephen S. Bisbee - Petitioner  
Case No. 96-252-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Zoning Plans Advisory Committee Comments

Petitioner(s) Sign-In Sheets

Petitioner's Exhibits: 1 - Letter to Arnold Jablon from William A. Bower of  
First National Bank of Maryland dated January 29,  
1996 in review of the three page plan to accompany  
the Petition for Special Hearing.  
2A - Letter to Venable, Baetjer and Howard from Michael  
E. Roche, Esq. dated January 31, 1996  
2B - Copy of a Deed, Liber 2658, Page 187,  
dated March 4, 1955.

Five Miscellaneous Correspondence

Zoning Commissioner's Order dated February 12, 1996 (Granted with Restrictions)

Zoning Commissioner's letter to Robert A. Hoffman, Esquire dated  
February 29, 1996.

Notice of Appeal received on March 12, 1996 from Keith R. Truffer on behalf of  
Mr. Rufus M. G. Williams

c: Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 W. Allegheny  
Avenue, Towson, MD 21204  
Stephen F. Bisbee, 1914 Geist Road, Glyndon, MD 21071  
Keith R. Truffer, Esquire, Royston, Mueller, McLean & Reid, LLP, Suite 600,  
The Royston Building, 102 West Pennsylvania Avenue, Towson, MD 21204-4575.  
Mr. Rufus M. G. Williams, 3012 Butler Road, Glyndon, MD 21071  
Mr. John Bernstein, Director, The Valleys Planning Council, Inc., 212  
Washington Avenue, P.O. Box 5402, Towson, MD 21285  
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Lawrence E. Schmidt, Zoning Commissioner  
Arnold Jablon, Director of PDM

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APPEAL

Petition for Special Hearing  
NW/S Butler Road, 4500 ft. SW  
of c/l Falls Road  
2800 Butler Road (Tinsley Property)  
5th Election District - 3rd Councilmanic District  
Stephen S. Bisbee - Petitioner  
Case No. 96-252-SPH

- ✓ Petition for Special Hearing ✓
- ✓ Description of Property
- ✓ Certificate of Posting
- ✓ Certificate of Publication
- ✓ Zoning Plans Advisory Committee Comments
- ✓ Petitioner(s) Sign-In Sheets

Petitioner's Exhibits: ✓ 1 - Letter to Arnold Jablon from William A. Bower of First National Bank of Maryland dated January 29, 1996 in review of the three page plan to accompany the Petition for Special Hearing. (ATTACHED)

✓ 2A - Letter to Venable, Baetjer and Howard from Michael E. Roche, Esq. dated January 31, 1996

✓ 2B - Copy of a Deed, Liber 2658, Page 187, dated March 4, 1955.

✓ ~~Five~~ Miscellaneous Correspondence

- ✓ Zoning Commissioner's Order dated February 12, 1996 (Granted with Restrictions)
- ✓ Zoning Commissioner's letter to Robert A. Hoffman, Esquire dated February 29, 1996.
- ✓ Notice of Appeal received on March 12, 1996 from Keith R. Truffer on behalf of Mr. Rufus M. G. Williams

c: Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 W. Allegheny Avenue, Towson, MD 21204  
Stephen F. Bisbee, 1914 Geist Road, Glyndon, MD 21071

\* Keith R. Truffer, Esquire, Royston, Mueller, McLean & Reid, LLP, Suite 600, The Royston Building, 102 West Pennsylvania Avenue, Towson, MD 21204-4575.  
Mr. Rufus M. G. Williams, 3012 Butler Road, Glyndon, MD 21071  
Mr. John Bernstein, Director, The Valleys Planning Council, Inc., 212 Washington Avenue, P.O. Box 5402, Towson, MD 21285  
People's Counsel of Baltimore County, M.S. 2010

✓ E

Request Notification: Lawrence E. Schmidt, Zoning Commissioner  
Arnold Jablon, Director of PDM

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Case No. 96-252-SPH  
Stephen F. Bisbee -Petitioner

---

3/22/96 -Letter from S. Bisbee, Petitioner; requests consideration of early hearing date, should one become available, due to circumstances (sold their home; hardship if delayed).

---

4/09/96 -Withdrawal of Appeal filed by Keith R. Truffer, Esquire, on behalf of Rufus M. G. Williams, Appellant. Order of Dismissal to be issued by Board.

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# Proposed restriction language

2/7/96

\* (1) within 90 days of the date of this Order, the Petitioner shall enter into a legally binding agreement that restricts the future development of parcel # 3 to no further dwellings or ~~more~~ building lots. Such restriction shall not prohibit the ~~current~~<sup>existing</sup> use of the parcel or the construction of ~~additional~~<sup>existing</sup> buildings or structures related to the ~~current~~<sup>existing</sup> or agricultural use of parcel #3

(2) Smart home - only ~~in~~<sup>in</sup> conversion of an existing structure if needed.

(3)

Roche - letter -  
copy of deed > ex!s.

Policy manual -

Baltimore County Government  
Department of Permits and  
Development Management

5 Miscellaneous  
Correspondence



111 West Chesapeake Ave.  
Towson, Md. 21204

(410) 887-3321

December 12, 1995

Daft-McCune-Walker, Inc.  
200 E. Pennsylvania Avenue  
Towson, Maryland 21286

RE: God's Acre Farm  
2800 Butler Road  
DRC Number 12115J, Dist. 5C3

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on December 11, 1995 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171(a)(6 and 9). Please note that a zoning hearing will be required. Also enclosed is a Minor Subdivision Procedure manual for your information.

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Daft-McCune-Walker, Inc.  
God's Acre Farm  
December 12, 1995  
Page 2

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 12th day of December, 1995, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for a building permit, your application will therefore be approved subject to the conditions set forth above.

Sincerely,



Arnold Jablon  
Director

AJ:DTR:KAK:aw  
c: Larry Pilson  
Susan Wimbley  
File

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DEC 22 1995

**STEPHEN F. BISBEE**  
**1914 Geist Road**  
**Glyndon, Maryland 21071**

December 21, 1995

VIA TELECOPIER (410) 296-5409  
AND FIRST CLASS MAIL

Mr. John Bernstein  
Director  
The Valleys Planning Council, Inc.  
212 Washington Avenue  
P.O. Box 5402  
Towson, Maryland 21285-5402

Re: Tinsley Farm, Butler Road

Dear John:

I wanted to let you know that the numerous contingencies in the Purchase Agreement Karen and I have for the Tinsley Farm have been resolved. We now are proceeding as quickly as possible with the zoning and subdivision issues to have these completed by our settlement date at the end of March. Again, Karen and I thank you for your time and consideration of our request for the support of the Valleys Planning Council, Inc.

You had advised me by phone that the Executive Committee of The Valleys Planning Council, Inc. had agreed to support the proposed minor subdivision of the Tinsley Farm contingent upon the conditions and representations by me and Karen as described in my letter to you of December 4, 1995, your letter to me of December 7, 1995, and my letter to you of December 11, 1995. At this juncture, both for the comfort of the seller and for the financing of

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Mr. John Bernstein  
December 21, 1995  
Page 2

our acquisition, I request that you provide me with a written acknowledgment of the support of your Executive Committee based on our correspondence, acknowledging that the support and approval is subject to the final agreement detailing the terms contained in our correspondence.

If it is more convenient for you, I have provided a simple acknowledgment below which you could return to me. Please let me know if you have any questions.

Sincerely,



Stephen F. Bisbee

SFB:dac  
180dac

On December 12, 1995, the Executive Committee of The Valleys Planning Council, Inc. approved and agreed to support the proposed minor subdivision of the Tinsley Farm contingent upon the actions and representations made by and required from Karen and Steve Bisbee and subject to the detailed agreements setting forth the terms contained in the correspondence being satisfactory to The Valleys Planning Council, Inc.

THE VALLEYS PLANNING COUNCIL, INC.

By:   
John Bernstein, Director

MICROFILMED

**VENABLE, BAETJER AND HOWARD, LLP**  
*Including professional corporations*

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

**VENABLE**  
ATTORNEYS AT LAW

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

**Robert A. Hoffman**  
(410) 494-6262

February 15, 1996

**VIA HAND DELIVERY**

Lawrence E. Schmidt,  
Zoning Commissioner  
First Floor, Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: Case No. 96-252-SPH  
Stephen F. Bisbee, Petitioner

Dear Larry:

Thank you very much for your prompt Order in the referenced case. Referring to page 3, paragraph 2, I am writing to ask that you confirm that your statement "no additional construction is contemplated" would not prohibit the alteration, renovation or addition to existing structures on the property. Further, your statement would not restrict the addition of new, accessory, non-dwelling structures on the property.

I would ask that if you agree with this clarification, you initial this correspondence and place it in the permanent case file.

Yours truly,

*Robert A. Hoffman / PAM*

Robert A. Hoffman

RAH:pvb

cc: Stephen F. Bisbee, Esquire

TOIDOC51/RAH01/0019804 01

*agreed  
yes  
AS*

MICROFILMED

1/11/96  
S  
TO 68

**STEPHEN F. BISBEE  
KAREN HUBBLE BISBEE  
1914 Geist Road  
Glyndon, Maryland 21071**

January 10, 1996

BY TELECOPY 887-5708

Mr. Arnold Jablon  
Zoning Commissioner of  
Baltimore County  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: God's Acre Farm  
2800 Butler Road  
DRC Number 12115J, Dist. 5C3  
Zoning Item No. 253

Dear Mr. Jablon:

Karen and I are purchasing God's Acre Farm for our home. We are writing to request your help in moving forward the Zoning Hearing for Lot Line reconfiguration and Nondensity Transfer on the referenced property. In a related Order, you had approved the recommendations of the Development Review Committee for the limited exemption requirements. For your convenience, a copy of your Order is enclosed.

Our purchase contract for God's Acre Farm does not contain a subdivision contingency. We have felt comfortable going forward due to the support we have from all the immediate neighbors, The Valley's Planning Council, Inc., the Landmark Preservation Commission, the Planning Staff and the Development Review Committee. However, it is critical for us to obtain the subdivision by closing under the terms of our purchase contract. We have been advised by your Assignment Clerk that the Zoning Hearing will likely be scheduled in the second week in February. In order to be able to meet our time requirements, we request that you move forward the Zoning Hearing to the

MICROFILMED

Mr. Arnold Jablon  
January 10, 1996  
Page 2

first week in February, i.e. the week of February 5th. Your allowing us to have the hearing approximately five business days earlier permits us to proceed within the time limits of our purchase contract.

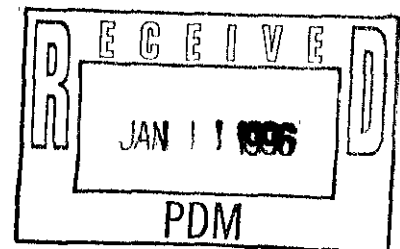
We realize that with the inclement weather, pending matters may put strains on your current zoning schedule, but we would be very grateful for your help in making this dream a reality for us.

Sincerely,

*Steve Bisbee*

Stephen F. Bisbee

SFB:jvb  
Enclosure  
110jvb



MICROFILMED

DEC 22 1995

**STEPHEN F. BISBEE  
1914 Geist Road  
Glyndon, Maryland 21071**

December 21, 1995

**VIA TELECOPIER (410) 296-5409  
AND FIRST CLASS MAIL**

Mr. John Bernstein  
Director  
The Valleys Planning Council, Inc.  
212 Washington Avenue  
P.O. Box 5402  
Towson, Maryland 21285-5402

Re: Tinsley Farm, Butler Road

Dear John:

I wanted to let you know that the numerous contingencies in the Purchase Agreement Karen and I have for the Tinsley Farm have been resolved. We now are proceeding as quickly as possible with the zoning and subdivision issues to have these completed by our settlement date at the end of March. Again, Karen and I thank you for your time and consideration of our request for the support of the Valleys Planning Council, Inc.

You had advised me by phone that the Executive Committee of The Valleys Planning Council, Inc. had agreed to support the proposed minor subdivision of the Tinsley Farm contingent upon the conditions and representations by me and Karen as described in my letter to you of December 4, 1995, your letter to me of December 7, 1995, and my letter to you of December 11, 1995. At this juncture, both for the comfort of the seller and for the financing of

MICROFILMED

Mr. John Bernstein  
December 21, 1995  
Page 2

our acquisition, I request that you provide me with a written acknowledgment of the support of your Executive Committee based on our correspondence, acknowledging that the support and approval is subject to the final agreement detailing the terms contained in our correspondence.

If it is more convenient for you, I have provided a simple acknowledgment below which you could return to me. Please let me know if you have any questions.

Sincerely,



Stephen F. Bisbee

SFB:dac  
180dac

On December 12, 1995, the Executive Committee of The Valleys Planning Council, Inc. approved and agreed to support the proposed minor subdivision of the Tinsley Farm contingent upon the actions and representations made by and required from Karen and Steve Bisbee and subject to the detailed agreements setting forth the terms contained in the correspondence being satisfactory to The Valleys Planning Council, Inc.

THE VALLEYS PLANNING COUNCIL, INC.

By:   
John Bernstein, Director

MICROFILMED



96-388

1/25/96  
TO FS

**STEPHEN F. BISBEE  
KAREN HUBBLE BISBEE  
1914 Geist Road  
Glyndon, Maryland 21071**

January 24, 1996

VIA TELECOPY (410) 887-5708  
and FIRST CLASS MAIL

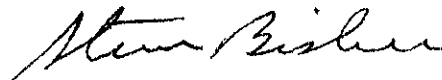
Mr. Arnold Jablon  
Zoning Commissioner of  
Baltimore County  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: God's Acre Farm  
2800 Butler Road  
Zoning Case No. 96-252-SPH  
Item No. 253

Dear Mr. Jablon:

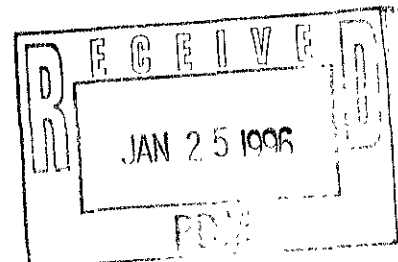
I received the Notice of Hearing today setting the time for 9:00 a.m. February 7th.  
We just wish to thank you for your cooperation. We are very grateful for your help.

Sincerely,



Stephen F. Bisbee

SFB:cnp  
129cnp



MICROFILMED

STEPHEN F. BISBEE  
KAREN H. BISBEE  
1914 GEIST ROAD  
GLYNDON, MARYLAND 21071

March 21, 1996

**HAND DELIVER**

Ms. Kathleen Bianco  
County Board of Appeals of Baltimore County  
Old County Court House  
Room 49  
Towson, Maryland 21204

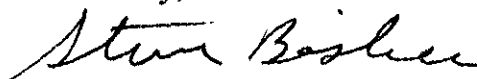
Re: Notice of Appeal of Petition for Special Hearing, 2800 Butler Road,  
(Tinsley Property); Zoning Commissioner of Baltimore County  
Case No. 96-252-SPH

---

Dear Ms. Bianco:

Thank you for speaking with my wife and me this afternoon. As we discussed, I am writing to request the earliest possible hearing date of the Appeal of Mr. Williams of our favorable decision in Zoning Case. No. 96-252-SPH. To have to wait for a regularly scheduled hearing date would be an extreme financial hardship for us. We have been working towards the acquisition of the Tinsley Property for nearly six months. We have been contract purchasers for the property since November 21, 1995 at which time we began the process of obtaining the approvals of Baltimore County, including the lot configuration and non-density transfers necessary for us to be able to go forward. We made our first written request to Mr. Jablon in November of 1995 and our first scheduled presentation to the Development Review Committee on December 4, 1995. We have sold our home on Geist Road in anticipation of moving immediately to the Tinsley Property. Any assistance that you could provide in providing us with the earliest available hearing date would be greatly appreciated. Please do not hesitate to call if you have any questions or require anything further. My office number is 410-539-8300 and our home number is 410-771-8505. Again, thank you for your courtesy.

Sincerely,



Stephen F. Bisbee

SFB:dac  
cc: Robert A. Hoffman, Esquire  
313dac

MICROFILMED

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

**VENABLE**  
ATTORNEYS AT LAW

Writer's Direct Number:  
410-494-6262

December 27, 1995

253

Hand Delivery

Mr. Carl Richards  
Department of Permits & Development Management  
County Courts Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Contract Purchaser: Stephen F. Bisbee  
Property Location: 2800 Butler Road, Glyndon  
Petition for Special Hearing


Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Special Hearing with regard to the above captioned property. This request has not been previously reviewed by any of the zoning technicians. Also, pursuant to Zoning Enforcement, there are no outstanding zoning violations on site. Enclosed for submittal are the following documents:

1. Petition for Special Hearing (3)
2. Zoning description (3)
3. 200' scale zoning map ~~(12)~~ (12)
4. Site Plans (12)
5. Check in the amount of \$285.00

If you have any questions, please give me a call.

Sincerely,



Barbara W. Ormord  
Legal Assistant

bw

cc: Robert A. Hoffman, Esquire  
FO1DOCS1/BAW01/0017681 01

MICROFILMED

DROPPED OFF  
12/27/95  
sj

K+ To  
cell m-  
4/09/96

K

Ret'd  
4/01/96

KEITH

TRUFFEE

J.M.

#823-1800

Santi  
Romero

Re: BISBEE

DATES you are  
looking at for  
expedited hearings?

Char

MICROFILMED

K

~~Keith TRUFFEE~~

823-1800

Ret'd 4/01

Char

ck. on 5/09 aw  
5/22 KT

CK w/ Ret 5/22 (1) 2:50

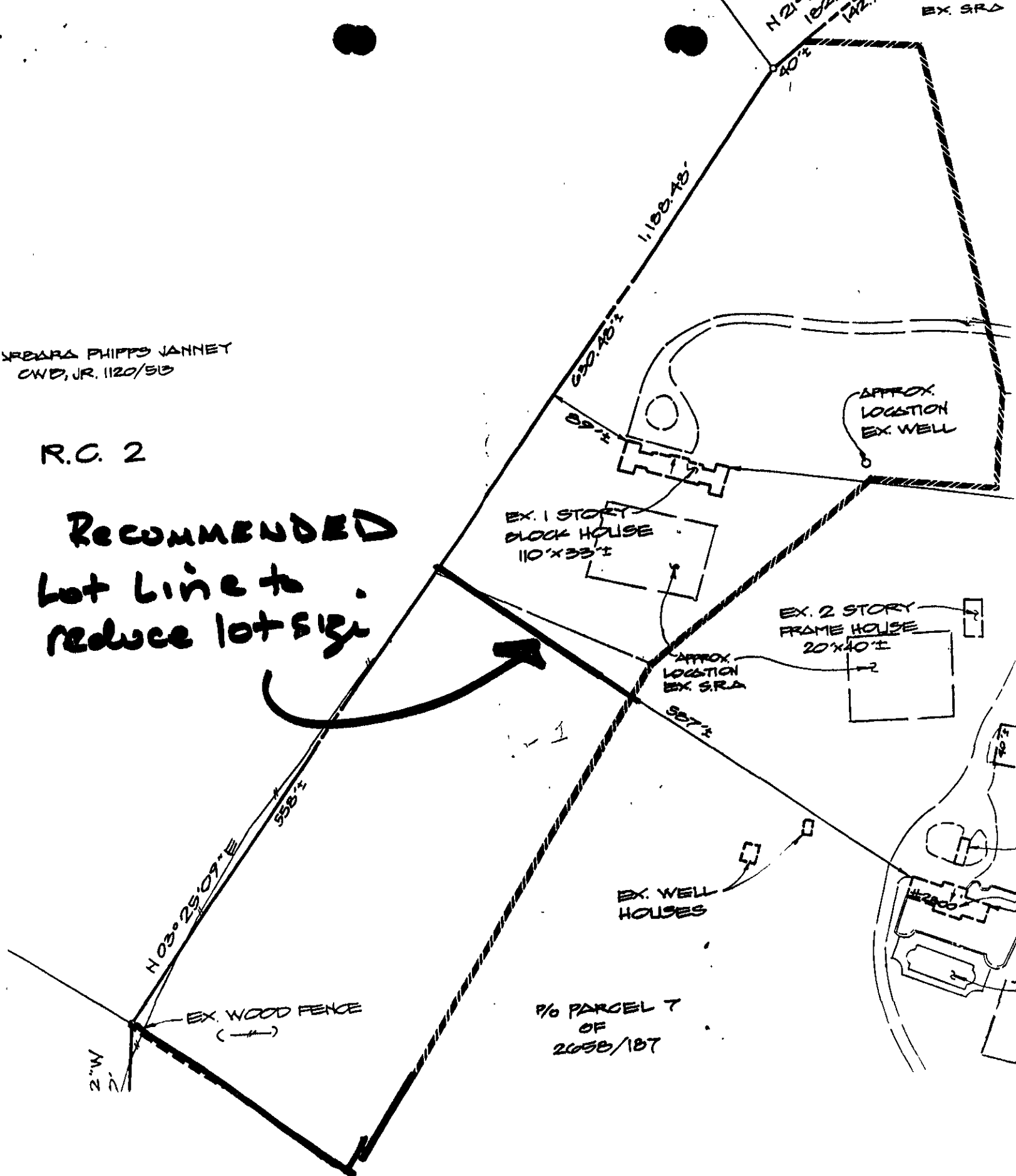
ck w/ Barker OK 4-1-96

MICROFILMED

REBAR PHIPPS JANNEY  
CWD, JR. 1120/53

R.C. 2

**RECOMMENDED**  
Lot Line to  
reduce lot size



MICROFILMED

Tinsley Property  
R.P. 253.

PETITIONER(S) SIGN-IN SHEET

MICHAEL MAGUIRE

200 E. PENNSYLVANIA AVE 21218



Trust Division  
P.O. Box 1596  
Baltimore, MD 21203

Tel: 244-4826

January 29, 1996

Arnold Jablon, Director  
Office of Permits and Development  
Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204


Re: God's Acre Farm  
2800 Butler Road  
Case No. 96-252-SPH (Item 253)

Dear Mr. Jablon:

The First National Bank of Maryland is the Trustee/owner of the property known as the God's Acre Farm which is the subject of the referenced zoning hearing. By this correspondence, I am informing you that I have reviewed the Petition, plat and description filed by Steve and Karen Bisbee, contract purchasers of the property, and authorize them to proceed on the legal owner's behalf.

I trust that this is sufficient for your records.

Sincerely yours,

  
William A. Bower, CPM  
Vice President

WAB:pvb  
Enclosures

*Ref. No 1*

MICROFILMED

# EQUITY TITLE Co., Inc.

1404 E. Joppa Road

Towson, MD 21286

(410) 296-0323

Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21285  
Attention Robert A. Hoffman, Esq.

January 31, 1996

Re: Tinsley Property  
86.675 Ac.±  
Butler Road

Dear Rob,

At the request of Steve Bisbee, this office has caused the land records to be run from March 4, 1955 to present on the referenced property owned by Thomas G. Tinsley, Jr. and Patricia McCord Tinsley, his wife. The records reveal a Deed dated March 4, 1955 and recorded among the Land records of Baltimore County in Liber GLB No. 2658 folio 187 from W.G. Norman Rukert and Blanche M. Rukert his wife unto Thomas G. Tinsley, Jr. and Patricia McCord Tinsley his wife. The deed conveys several parcels of land to the Tinsleys consisting in the aggregate of approximately 175 acres more or less.

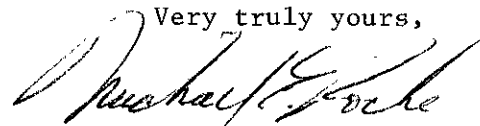
From these parcels, the land records show the following conveyances:

1. On May 27, 1955 all of parcels 1, 4 and a portion of parcel 7 were transferred to Barbara Phipps Janney by deed found at GLB No. 2704 folio 144.
2. On May 27, 1955, all of parcels 5 and 6 were transferred to Eugene S. Williams per deed GLB No. 2704 folio 147.

No other conveyances have been made since 1955 and thus, as of November 26, 1979 through the date of this correspondence, the Tinsley property has consisted of three separate parcels totaling in the aggregate approximately 86.67 acres±.

If you have any questions or comments concerning this matter please do not hesitate to give me a call.

Very truly yours,



Michael E. Roche  
Attorney-at-Law

*Ref No 2-A*

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*Vol 23*

LIB 2658 PAGE 187

**This Deed,** Made this 4th day of March

in the year one thousand nine hundred and fifty-five, by and between W. G. Norman Rukert and Blanche M. Rukert, his wife, of Baltimore County, State of Maryland, Grantors, and THOMAS G. TINSLEY, JR. and PATRICIA MCCORD TINSLEY, his wife, of Baltimore County, State of Maryland, Grantees.

Witnesseth, that in consideration of the sum of five dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, the said Grantors do grant and convey unto the said Grantees, as tenants by the entireties, their assigns, the survivor of them and the survivor's

heirs and assigns, in fee simple, all seven lots of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

1. BEGINNING for the first thereof at a stone marked "6" standing at the end of the south 81 degrees west 890 feet line of the land which by deed dated April 1, 1910 and recorded among the Land Records of Baltimore County in Liber WPO No. 356, folio 505 etc. was conveyed by Kinsey Kemp to George B. Chilcoat, and running thence with and binding on said land the following courses and distances, viz: south 76 degrees east 212 feet 8 inches to a planted stone "5", thence south fifty-five and three-quarters degrees east 109 feet to a stone "4", thence south thirty-four and three-quarters degrees east 346 feet 6 inches to a planted stone "3", thence south 11 1/2 degrees east 158 feet 6 inches to a stone "2", thence south four and three-quarters degrees west nine hundred fifty feet to a planted stone "1", thence south 62 degrees east 907 feet to a planted stone "F", thence leaving the outline of said land and binding on the last line of the second lot of land which by deed dated October 21, 1873 and recorded among the land records aforesaid in Liber JB No. 95, folio 100 etc. was conveyed by Kinsey Kemp to Samuel Price, south 42 1/2 degrees west twenty and six tenths perches to a planted stone "T", thence running with and binding on the land which by deed dated October 21, 1873 and recorded among the aforesaid land records in Liber EHA No. 83, folio 308, was conveyed by Samuel Price and wife to Kinsey Kemp the two following courses and distances, reversely south 42 1/2 degrees west 20 perches to a line stone "1", thence south 63 1/2 degrees west 9 perches to a stone marked "X", thence binding reversely on the first line of the parcel of land in the deed aforesaid from Kinsey Kemp to Samuel Price south 63 1/2 degrees west 18 perches to a stone planted "A" the beginning of said last tract of land and to the outline of the land belonging to Mrs. Stuart S. Jamney, Jr., thence binding on the outlines of said land the four following courses and distances, viz: North 57 degrees 8 minutes west 214 1/2 feet to a stone, north 49 degrees 17 minutes west 913 feet 10 inches to a stone, north 2 degrees 3 minutes west one thousand two hundred ninety and one-tenth feet to a stone and north 44 degrees 30 minutes east eight hundred thirty-six and nine-tenths feet to the place of beginning, Containing fifty-eight and one-quarter acres of land, more or less.

2. BEGINNING for the second thereof at a stone set up on the ground on the third line of said lot twenty-six and six tenths perches from the beginning and marked with the letter "P" running with said line north 1 1/2 degrees east 45 1/2 perches to the end thereof, thence running with the 4th line of said lot north eighty and three-quarter degrees west 36 perches to a stone set up in the ground at the southeast corner of Erastus Cole's marked "E.C.", thence south 22 degrees east 12 perches, south 52 1/2 degrees east fifteen and three-tenths perches, south 24 degrees east eleven and nineteen-twentieths perches, south 11 degrees east twelve and one-tenth perches, thence with a straight line to the place of beginning. Containing 4 acres, 3 rods and 24 square perches, more or less.

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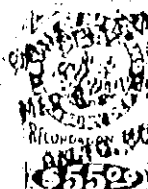
3. BEGINNING for the third thereof at a stone marked with the letter "H", set up in the ground at the end of the 5th line of the whole tract of land called "Price's Hunting Grounds", and running thence binding on said two courses viz: north six and three-quarters degrees west three-quarters of a perch, north  $63\frac{1}{2}$  degrees east  $87\frac{1}{2}$  perches, thence north  $63\frac{1}{2}$  degrees east seventy and six-tenths perches to a stone standing on the south side of the County Road leading from Dover to Butler and at the end of the first line of that part of said land that was conveyed by John H. Worthington, Trustee as aforesaid, thence binding on said land reversely north  $26\frac{1}{2}$  degrees west  $43$  perches to a stone marked with the letter "A", the beginning of said part, thence binding on the given line thereof reversely south  $63\frac{1}{2}$  degrees west seventy and eight-tenths perches to a stone, the beginning of said line, thence binding on the last line thereof reversely south  $77\frac{1}{2}$  degrees west  $48$  perches to the end of the 5th line of that part of said land that was conveyed by Richard Hooker and others as aforesaid, thence binding thereon the three following courses viz: north  $81$  degrees west six and seven-tenths perches to a stone, south  $84$  degrees west nine and eight tenths perches to a stake south  $6\frac{1}{2}$  degrees west  $72$  perches to a stone to be planted on the north side of the aforesaid county road leading from Dover to Butler, and thence with a straight line to the first place of beginning. Containing  $45$  acres,  $2$  roods and  $4$  square perches, more or less, saving and excepting  $36$  square perches of land heretofore condemned for use as a private road.
4. BEGINNING for the fourth thereof, as to the first parcel at a lime stone marked with the letter "A", standing at the end of  $13$  perches reversely on the north  $61$  degrees west  $24$  perches line of Kinsey Kemp's whole farm, and running thence by a line of division now fixed and agreed upon north  $63\frac{1}{2}$  degrees east  $18$  perches to a lime stone marked "X", standing at the end of  $26\frac{1}{2}$  perches on the south  $25\frac{3}{4}$  degrees west  $41\frac{1}{2}$  perches line of the aforesaid farm, and thence binding on said line south  $26$  degrees west  $15\frac{1}{4}$  perches to a stone marked "B", at the end thereof, and thence with a straight line to the first place of beginning. Containing one-half of an acre, more or less.
5. BEGINNING for the fifth thereof as to the second parcel, at a stone marked "T", standing at the end of seven perches on the north  $63\frac{1}{2}$  degrees west  $18$  perches line of the aforesaid farm, and running thence binding on said line reversely south  $63$  degrees east  $7$  perches to a stone marked "E", still on said farm reversely north  $53\frac{1}{2}$  degrees east  $23$  perches to a stone, thence by lines of division now fixed and agreed upon, thence north  $65\frac{1}{4}$  degrees west  $12$  perches to a stone marked "F", south  $42\frac{1}{2}$  degrees west twenty and six-tenths perches to the first place of beginning. Containing one and one-fifth acre, more or less.
6. BEGINNING for the sixth thereof, at a stone marked "A", at the end of the 12th line of a whole tract of land called "Caples Habitation", it being the beginning of said Lot No. 6, and running thence south  $72$  degrees east  $31$  perches to a stone marked with the letter "A", beginning of Lot No. 5, thence with the given line of Lot No. 5, South  $39\frac{1}{2}$  degrees west  $53\frac{1}{2}$  perches to a stone marked with the letter "F" set up at the end of the  $15$  perches on the north  $67$  degrees west  $106$  perches line of a tract of land called "Addition to Price's Hunting Ground", thence running with and binding on said line North  $67\frac{1}{2}$  degrees west  $49$  perches to a stone marked with the letter "E", thence north  $50\frac{1}{2}$  degrees east  $58$  perches to a stone marked with the letter "K" set up in the given line of the whole tract of land called "Caples Habitation" and from thence with a straight line to above mentioned place of beginning. Containing  $13$  acres,  $2$  roods and  $10$  square perches, more or less.
7. BEGINNING for the seventh thereof, at the end of the south  $85$  degrees east  $118$  perches line of that part of the "Addition to Price's Hunting Ground" aforesaid which was heretofore conveyed by John Price Sr. to the said William Price of Samuel by Indenture of conveyance dated October 2, 1805, and running thence with and binding on said part north  $74$  degrees east  $24$  perches to a stone marked with the letters "IW", thence leaving the outlines of said part and running north  $14\frac{1}{2}$  degrees west fifty-two and two-thirds perches until it intersects the fifth line of said lot No. 2 and given line of Lot No. 3 at a stone set up in the ground marked with the letters "AC", thence binding on Jacob Caples part of said tract of land North  $21\frac{1}{2}$  degrees west  $56\frac{1}{2}$  perches to a stone marked with the letter "F" set up in the ground at the end of  $15$  perches on the north  $67$  degrees west  $106$  perches line of the whole tract called "Addition to Price's Hunting Ground", thence running with and binding on said line north  $66\frac{1}{2}$  degrees west  $67$  perches to a stone marked with the letter "L" a boundary of Joshua Kemp's part of said tract, thence binding on said part South  $23$  degrees west  $42$  perches to a stone marked with the letter "B" another boundary of the said Joshua Kemp's land, thence binding on the outlines of Ernestus Cole's part of the "Addition to Price's Hunting Ground" aforesaid the two following courses: south  $63\frac{1}{2}$  degrees east  $49$  perches to a stone marked with the letters "H.I." south sixth and one-eighth degrees west  $72\frac{1}{2}$  perches until it intersects the aforesaid south  $85$  degrees east  $118$  perches line of the aforesaid part of "Addition to Price's Hunting Ground", conveyed by John Price, Sr. to William Price of Samuel aforesaid, and at a stone set up in the ground marked with the letters "E.C." and from thence with a straight line to the first place of beginning. Containing  $5\frac{1}{4}$  acres,  $2$  roods and  $13$  square perches, more or less.

Being same lots of ground in Deed dated February 9, 1944 and recorded among the Land Records of Baltimore County in Liber RJS No. 1330, folio 278 from Robert T. Reid and wife to W.G. Norman Rukert and wife.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

LIBER 2658 PAGE 189

To have and to hold, the said lots of ground and premises, unto and to the use of the said  
 tees, as tenants by the entireties, their assigns, the survivor of them and the survivor's  
 rs and assigns forever in fee simple.



715  
 CANCELLED  
 MAR 3 1955  
 EQUITY CO.

And the said Grantors do hereby covenant

that they have not done nor suffered to be done any act, matter or thing whatsoever to  
 encumber the property hereby granted; that they will warrant specially the property hereby  
 granted and conveyed, and that they will execute such further assurances of said land as may be  
 requisite.

Witness the hands and seals of said Grantors.

WITNESS:

*Regina Graham*  
 Regina Graham

*W. G. Norman Rukert* [SEAL]  
 W. G. Norman Rukert  
*Blanche M. Rukert* [SEAL]  
 Blanche M. Rukert

State of Maryland, Baltimore City, to wit:

I HEREBY CERTIFY, that on this 4th day of March  
 in the year one thousand nine hundred and fifty-five before me, the subscriber, a Notary  
 Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared W. G. Norman  
 Rukert and Blanche M. Rukert, his wife, and they acknowledged the foregoing Deed to be  
 their act.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.



*Regina Graham*  
 Regina Graham Notary Public.

Rec'd for record Mar 8 1955, at 12:17 P.M.  
 Per George L. Byerly, Clerk.

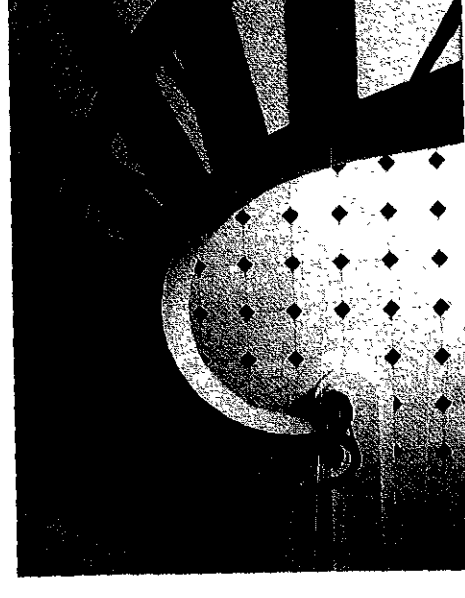
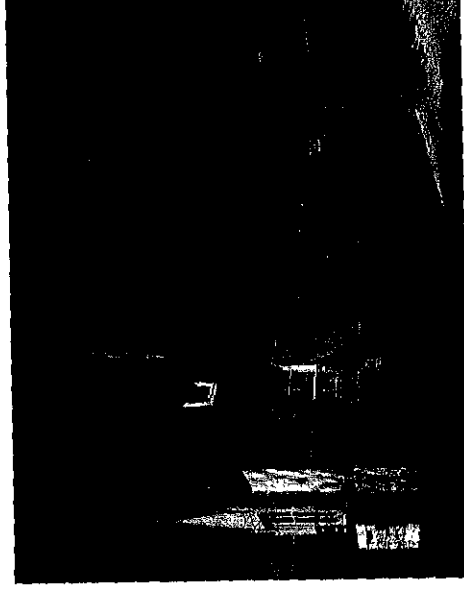
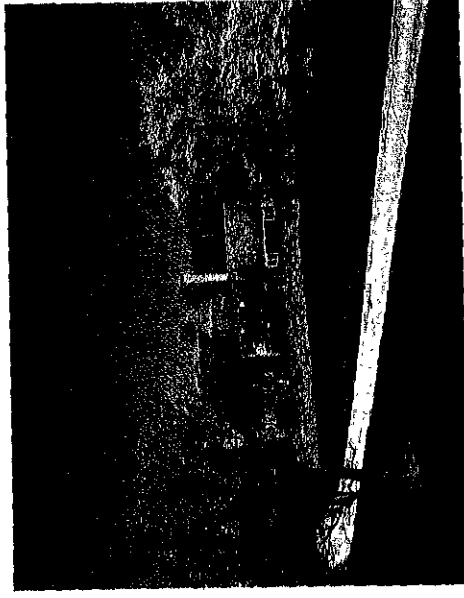
823-4111

210 Allegheny Ave  
Towson, Md. 21204

NOV Hoffman  
Vasley

From 11/25/79

Tinsley owned farm



Photography by Jeffrey W. Sauters

## Tinsley Farm, Baltimore County, Maryland

**Location** Tinsley Farm enjoys approximately 2,845' of frontage along the north side of Butler Road, Glyndon, Baltimore County, Maryland. Located in the heart of Worthington Hunt Country, the property is 6 miles from Hunt Valley and 17 miles from Baltimore via Route 83.

**Property** The 86.67 acres of Tinsley Farm rise to a gentle promontory overlooking the beautiful Worthington Valley region northwest of Baltimore. Zoned RC-2, the farm is approximately 5 percent wooded, 35 percent pasture, 20 percent in crops, and 40 percent lawn. The Western Black Rock Run tributary runs along its northern boundary. Multiple residential outbuildings have slate gable-style roofs in a delightful French Provincial chateau style. Farm outbuildings are centrally located on the property, and include a 2-level Barn, 3 machine Sheds with Foreman's Office, Generator House for emergency power, approximately 200-year-old Spring House, frame gazebo, and 3-car Garage. The grounds also offer extensive landscaping including many mature specimen trees and shrubs surrounding the main residence, terraced lawn areas with decorative stone walls, reflecting pool (26' x 80'), and a meandering tar and chip driveway. A Maryland Aviation Administration Certified grass airstrip is also featured. Possible subdivision into 3 parcels. Real estate taxes for 1994 were \$9,509.

**Residence** The 5,000 square-foot, French chateau-style main residence has a 2-story white-washed stone exterior and steep-pitched, gable-style slate roof. The main living areas of the home enjoy sweeping views, hardwood floors, and ornate crown moldings. Renovated in 1953/54, the residence incorporates an older foundation that reportedly dates to the 1800's.

**Main Level:** A marble-floored Central Hall with marble circular stair opens to the Living Room (19' x 24') with fireplace, French doors, and a screened Porch (16' x 24'). The Library (17' x 20') features custom cabinetry, bookshelves, and fireplace. The Dining Room (14' x 28') has a bow window and French doors opening to the patio and reflecting pool. An original Kitchen (16' x 16') with Butler's Pantry features quarry tile floors.

**Second Level:** The Master Bedroom (16' x 19') has a private Bath, Dressing Room, and fireplace. 4 additional Bedrooms (13' x 19', 10' x 15', 9' x 13', and 9' x 9'), 2 with private Baths and 2 share a Bath, complete the level.

**Third Level:** Storage with elevator access.

**Lower Level:** Wine cellar, laundry, mechanical.

**Outbuildings:** Guest House; Foreman's House; Cook's House; gable-roofed Tenant House.

Inspection by appointment only.

9102073/5

**Offered at \$2,200,000**

This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.

International Marketing Services Provided By:  
**SOTHEBY'S**  
INTERNATIONAL REALTY

Regional Office  
980 Madison Avenue, 4th Floor, New York, NY 10021  
Telephone: 800 848 2541

Please contact Thomas B. Anderson

Local Inquiries Should Be Directed To:  
Exclusive Affiliate

**O'CONNOR**  
**PIPER & FLYNN**  
REALTORS

10807 Falls Road, Suite 300, Lutherville, MD 21093  
Telephone: 410 821 1700 or 410 527 1600  
Please contact John K. Shaw III or Stephen E. Edelen

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EQUAL HOUSING OPPORTUNITY

253

96-252-SPH

**Zoning Description**  
**To Accompany Petition for Special Hearing**  
**Tinsley Property**  
**#2800 Butler Road**  
**86.67 Acres**  
**5th Election District**  
**Baltimore County, Maryland**



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

*A Team of Land Planners,*

*Landscape Architects,*

*Engineers, Surveyors &*

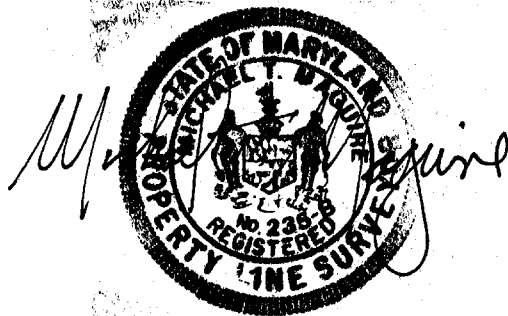
*Environmental Professionals*

Beginning for the same at a point in the center of Butler Road at a distance of 4500 feet more or less measured southeasterly on the centerline of Butler Road from it's intersection with the centerline of Falls Road, thence leaving said point of beginning and running with and binding on the centerline of Butler Road the 5 following courses and distances, viz : (1) South 55 degrees 28 minutes 52 seconds West 131.53 feet (2) South 57 degrees 38 minutes 37 seconds West 900.00 feet (3) South 57 degrees 47 minutes 50 seconds West 900.00 feet (4) South 57 degrees 36 minutes 17 seconds West 687.60 feet and (5) South 57 degrees 32 minutes 31 seconds West 225.90 feet, thence leaving said centerline and running the following sixteen courses and distances, viz: (6) North 01 degrees 21 minutes 58 seconds East 459.00 feet (7) North 44 degrees 25 minutes 02 seconds West 198.00 feet (8) North 14 degrees 06 minutes 02 seconds West 204.60 feet (9) North 27 degrees 13 minutes 02 seconds West 196.50 feet (10) North 54 degrees 29 minutes 02 seconds West 252.50 feet (11) North 28 degrees 21 minutes 02 seconds West 200.98 feet (12) North 03 degrees 25 minutes 09 seconds East 1188.48 feet (13) North 21 degrees 15 minutes 13 seconds East 182.90 feet (14) North 27 degrees 30 minutes 51 seconds East 265.97 feet (15) North 63 degrees 24 minutes 58 seconds East 132.40 feet (16) North 63 degrees 24 minutes 58 seconds East 267.01 feet (17) South 23 degrees 17 minutes 55 seconds East 929.08 feet (18) South 16 degrees 47 minutes 55 seconds East 885.56 feet (19) North 71 degrees 57 minutes 05 minutes East 396.00 feet (20) North 57 degrees 57 minutes 05 seconds East 1168.20 feet and (21) South 31 degrees 47 minutes 55 seconds East 687.67 feet to the point of beginning. Containing 86.67 acres of land, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY, AND IS NOT TO BE USED FOR CONVEYANCE.

December 27, 1995

Project No. 95108



MICROFILMED